169.0	0007	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,500 /	767,500
					USE VALUE:	767,500 /	767,500
					ASSESSED:	767,500 /	767,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
264		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FIORINA MICHAEL R/GRETA P
Owner 2:	
Owner 3:	
Street 1:	264 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SIMONS ELIZABETH M/ETAL -
Owner 2:	DURANT JOHN L -
Street 1:	264 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1821 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5313.000	357,800	4,100	405,600	767,500
Total Card	0.122	357,800	4,100	405,600	767,500
Total Parcel	0.122	357,800	4,100	405,600	767,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.47 /Parcel: 421.47

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	112005
GIS Ref	
GIS Ref	
Insp Date	06/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,800	4100	5,313.	405,600	767,500		Year end	12/23/2021
2021	101	FV	347,700	4100	5,313.	405,600	757,400		Year End Roll	12/10/2020
2020	101	FV	353,200	4100	5,313.	405,600	762,900	762,900	Year End Roll	12/18/2019
2019	101	FV	262,000	4200	5,313.	405,600	671,800	671,800	Year End Roll	1/3/2019
2018	101	FV	261,700	4200	5,313.	341,800	607,700	607,700	Year End Roll	12/20/2017
2017	101	FV	261,700	4200	5,313.	312,900	578,800	578,800	Year End Roll	1/3/2017
2016	101	FV	261,700	4200	5,313.	266,500	532,400	532,400	Year End	1/4/2016
2015	101	FV	248,300	4200	5,313.	231,800	484,300	484,300	Year End Roll	12/11/2014

!13071!

PRINT

Date	Time
12/30/21	16:06:00

LAST REV

Date	Time
05/29/19	14:09:35
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13071

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMONS ELIZABET	41307-211		10/29/2003		445,000	No	No		
HASSETT ALICE	26351-412		5/29/1996		227,000	No	No		Y

USER DEFINED

Prior Id # 1:	112005
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2019	81	Inter Fi	122,588	C				reno bsmnt+bath+ad
3/25/2013	409	Addition	254,658	C				
10/11/2007	930	Siding	3,500			G8	GR FY08	
11/10/2006	979	Add Bath	13,668			G8	GR FY08	IN 1ST FLR OFFICE
7/31/2006	635	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	MEAS&NOTICE	CC	Chris C
8/2/2013	Measured	JBS	JOHN S
5/23/2013	Info Fm Prmt	EMK	Ellen K
10/23/2008	Meas/Inspect	163	PATRIOT
3/13/2004	MLS	HC	Helen Chinal
2/4/2000	Inspected	276	PATRIOT
12/9/1999	Measured	243	PATRIOT
12/12/1996		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5313		Sq. Ft.	Site		0	70.	1.09	7									405,572						405,600	

Total AC/HA:	0.12197	Total SF/SM:	5313	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	405,572	Spl Credit		Total:	405,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Fair
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22660625
Const Adj.:	0.99989998
Adj $ / SQ:	159.443
Other Features:	112250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439558
Depreciation:	81758
Depreciated Total:	357800

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

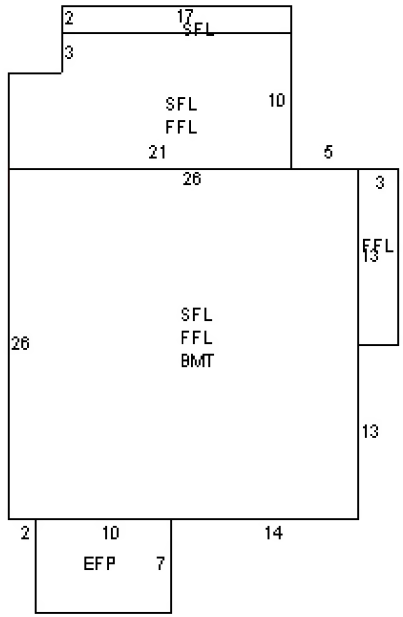
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	159.44
Special Features:	0	Val/Su Net:	139.38
Final Total:	357800	Val/Su SzAd	196.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	913	159.440	145,571
SFL	Second Floor	908	159.440	144,774
BMT	Basement	676	47.830	32,335
EFP	Enclos Porch	70	66.110	4,628

Net Sketched Area:	2,567	Total:	327,308
Size Ad	1821	Gross Area	2567	FinArea	1821
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X18	A	AV	1926	25.68	T	40	101			3,600			3,600
19	Patio	D	Y	1	9X12	G	AV	1980	7.15	T	31.2	101			500			500

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100

IMAGE

AssessPro Patriot Properties, Inc